



**TO LET - HIGH QUALITY OFFICE ACCOMMODATION TO LET FORMING PART
OF A MODERN OFFICE BUILDING**

SUITE A, HERMES HOUSE, OXON BUSINESS PARK, BICTON HEATH, SHREWSBURY,
SHROPSHIRE SY3 5HJ

KEY POINTS

2,000

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA

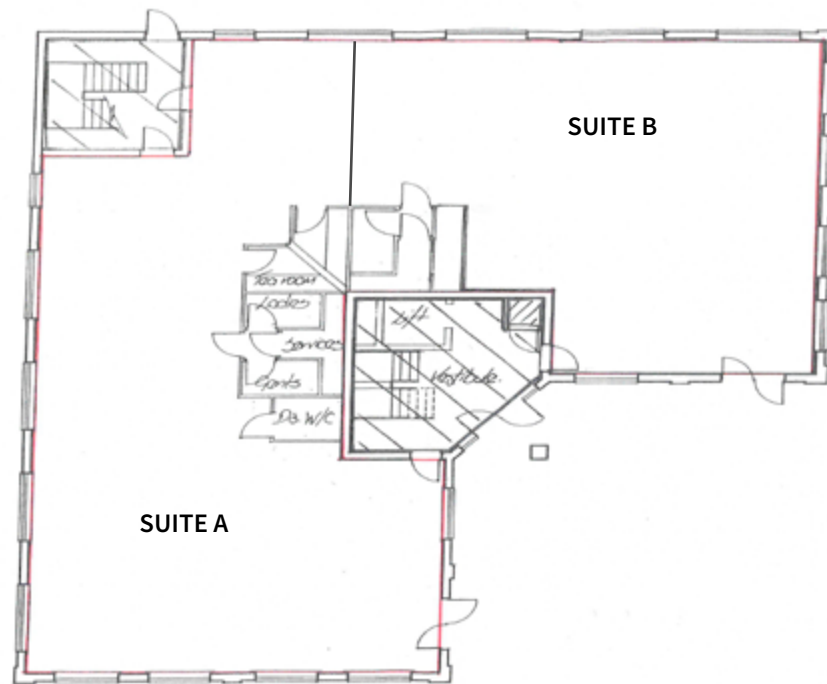


PRESTIGIOUS OFFICE BUILDING



GOOD
CONNECTIVITY
TO ROAD
NETWORK

ALL MEASUREMENTS ARE APPROXIMATE




RENT

£21,000

EXCLUSIVE


TO LET

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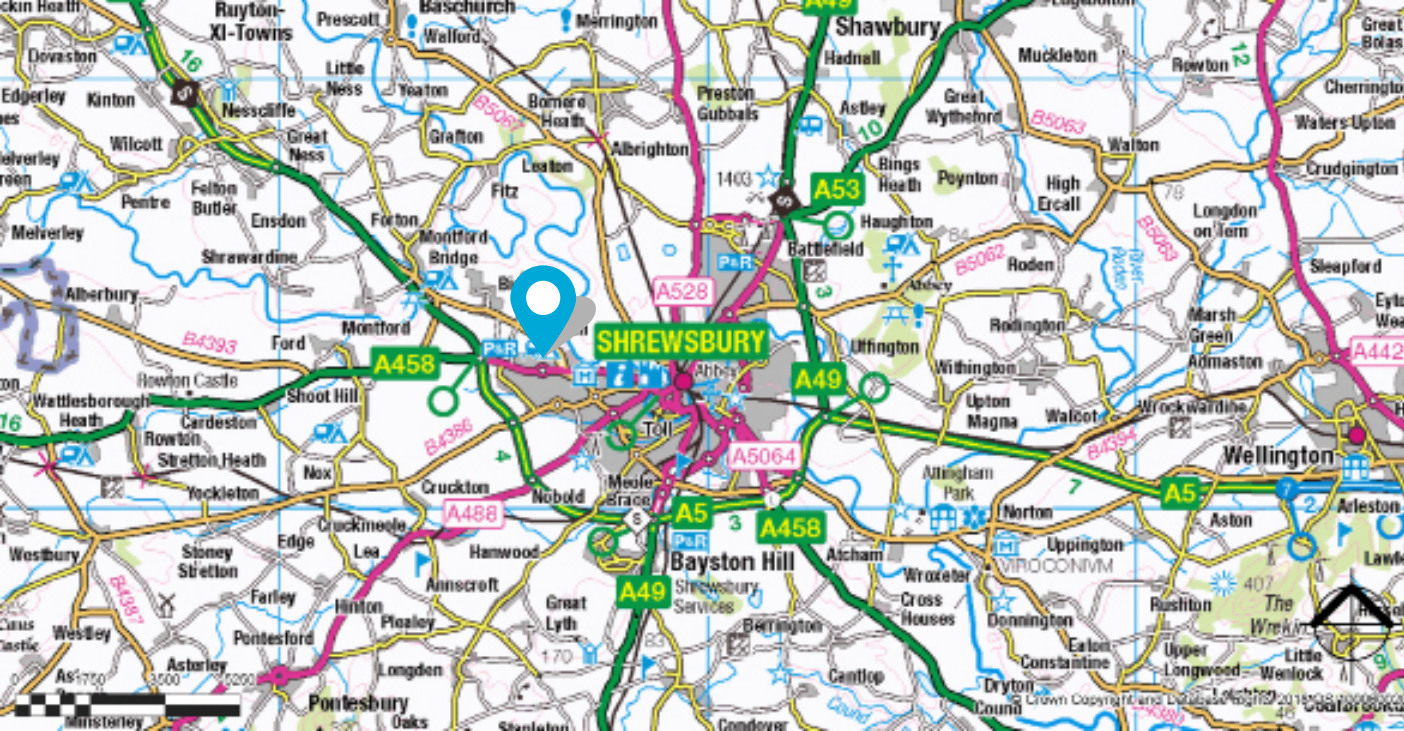
e.studley@hallsgb.com



Commercial Department

 01743 450 700

commercialmarketing@hallsgb.com



LOCATION

Hermes House is prominently situated and forming part of the popular and well established Oxon Business Park, which is located approximately 1.5 miles to the west of Shrewsbury town centre.

Welshpool Road, from which Oxon Business Park is accessed, provides easy access to the A5 (M54) trunk road and serves as one of the main roads serving Shrewsbury town centre from the west.

Shrewsbury is the county town of Shropshire and is an established administrative centre with a population in excess of 90,000. Shrewsbury is located approximately 46 miles to the north west of Birmingham and approximately 68 miles south of Manchester.

DESCRIPTION

The ground floor office suite forms part of Hermes House, which is a modern, prestigious office building.

The suite provides 2,000 ft sq (185.79 m sq) of office accommodation with welfare facilities. The office building benefits from a lift and generous car parking provision, making it attractive to office occupiers.

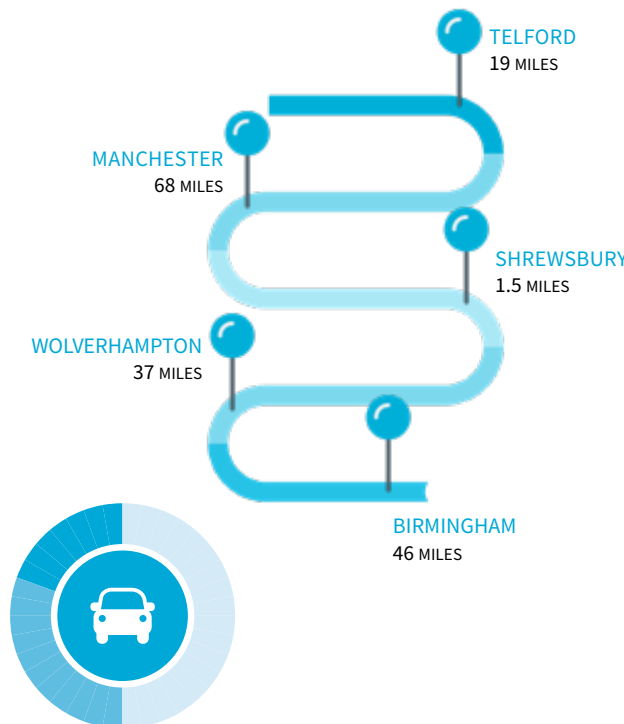
The full potential of the offices can only be appreciated by undertaking an inspection of the same.



90,000

APPROXIMATELY

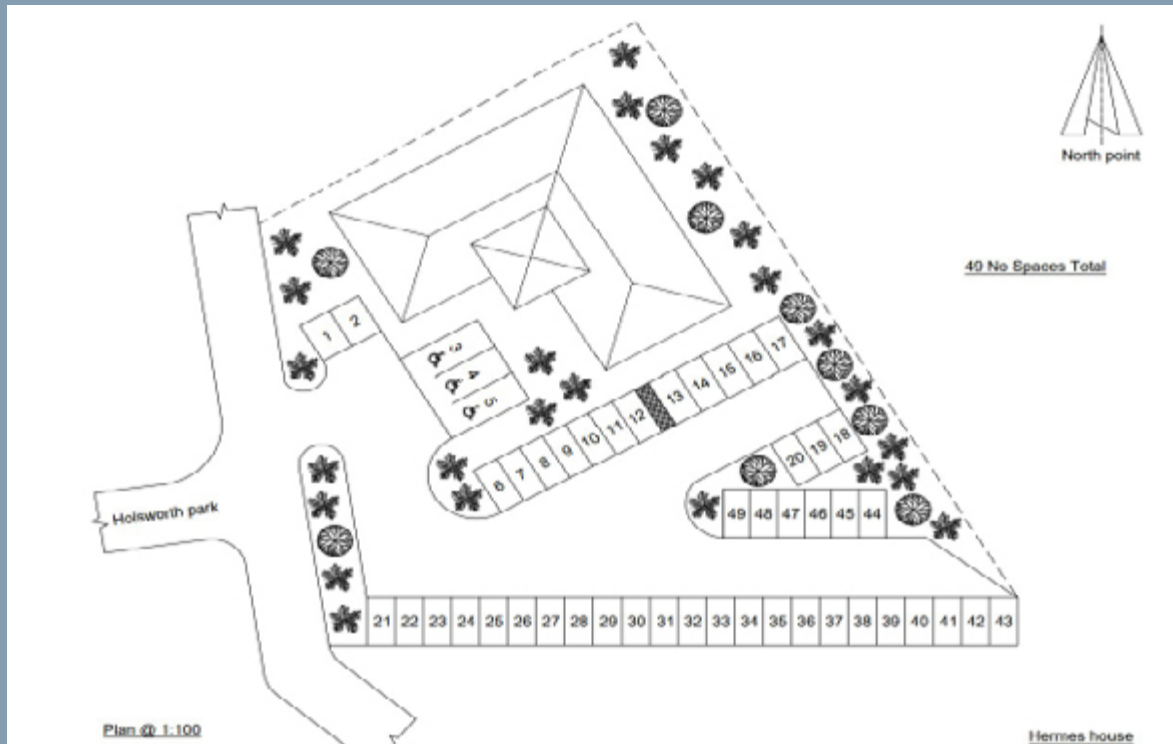
SHREWSBURY POPULATION



what3words
spurred.zealous.minus

Halls

COMMERCIAL



GENEROUS
CAR
PARKING



ACCOMMODATION

	SQ FT	SQ M
TOTAL GROSS INTERNAL FLOOR AREA	2,000	185.79
OUTSIDE CAR PARKING		

ALL MEASUREMENTS ARE APPROXIMATE



TENURE

The office suite is available To Let on a new lease for a length of term by negotiation with 3 yearly rent reviews on a Tenants Full Repairing and Insuring Basis, subject to service charge provisions.

Further details are available from the agents



MODERN
OFFICE
BUILDING





SERVICES

(Not tested at the time of inspection)

The property is understood to benefit from mains water. Electricity and drainage are connected to the property. The property is heated by comfort cooling.

RENT

£21,000 (twenty one thousand pounds) per annum to be paid quarterly in advance by standing order.

LEGAL COSTS

The tenant is to be responsible for the landlord's legal costs attached to the granting of the lease.

VAT

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction.

It is understood that the property is not elected for VAT. All figures in these particulars are quoted exclusive of VAT.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate,
Shrewsbury
SY2 6ND

0345 678 9000

PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

The premises are understood to benefit from planning consent for Use Class B1 of the Town and Country Use Classes Order 1987.

EPC

To order.

RATEABLE VALUE

To be assessed.

Further details available from the letting agents.

VIEWING

Strictly by prior arrangement with the letting agents.
For more information or to arrange a viewing, please contact:

[James Evans](#)
07792 222 028
E: james.evans@hallsgb.com

[Ellie Studley](#)
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